

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**CONFERENCE & REGULAR MEETING**  
**AUGUST 14, 2014 7:30 pm**

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINELAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

**Members:** Mr. Bussiculo, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn,  
Mr. Sullivan, Mr. Henry, and Mr. Delia

Mr. Bernstein, Board Attorney

**Roll Call:**

**Applications for Review:**

**App.#19-14: Eric Lange, 24 Maple Avenue, Block 902, Lot 25 (R-15 Zone)**

Proposed second-story addition requires a variance because the front-yard setback will be less than the required 50'. Relief is needed from Section 6.1.1B "Schedule of General Regulations" and Section 8.1.1B.1 for the expansion of a nonconforming structure. The applicant is also seeking variances for nonconforming rear and side yard setbacks for an existing shed, swimming pool, pool patio and pool deck and for "other" and total lot coverage. Existing nonconformities are lot area, lot width and lot depth.

**App.#22-14: Gianluca Baglioni, 531 Mountain Avenue, Block 2105, Lot 8 (R-15 Zone)**

Proposed construction of an inground pool and detached garage/pool house require relief from Section 6.1.1B and 6.3.1B because "other" coverage limits are exceeded and a pool house is not a permitted accessory use.

**App.#23-14: Jonell Associates Development, 73 Hillside Ave., Bl. 2506, L. 21 (R-15 Zone)**

This application is a revision of App.#18-14 which was approved at the July 24, 2014, Board of Adjustment meeting. Applicant is proposing to demolish the existing single family dwelling and construct a new single family house. However, the location of the proposed house on the lot is being changed from the plan that was presented in App.#18-14. As a result, relief is needed from Section 6.1.1B "Schedule of General Regulations" because the front yard setback will be less than the 50 ft. required and the lot coverage and building coverage limits will be exceeded. The proposed deck will now adhere to the setback requirements. Nonconforming issues are lot area and lot width.

**--TO BE CARRIED TO SEPTEMBER 11, 2014, WITH NO FURTHER NOTICE REQUIRED:**  
**App.#24-14: Berkeley Square, LLC, 240-268 Springfield Ave., Block 801, Lots 23 & 24**

Proposed amendment of previous site plan and land use approval (Case #18-12) to include 2 reserved off-street parking spaces and request an off-street parking variance for 1 space. Applicant requests approval of the amendment to the site plan, variance relief from the standards regulating: 1) maximum other coverage, 2) the number, location, size and design of off-street parking spaces where 1 additional space is needed and where 2 reserved spaces are proposed near Springfield Avenue in the front of the building; and 3) the permitted uses in the R-15 Zone where residential uses are permitted and the pre-school, its access, off-street parking and other uses accessory to the non-permitted or conditionally permitted pre-school and retail stores are proposed; together with all other relief necessary to realize the development. (R-15 and HB-2 Zones)

**Adoption of Resolutions:**

**App.#18-14: Jonell Associates Development, 73 Hillside Ave., Bl.2506, L.21 (R-15 Zone)**

Applicant is proposing to demolish the existing single family dwelling and construct a new single family house on the lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the permitted building coverage and total lot coverage limits as well as Section 3.1.8 "Decks" because the proposed deck does not comply with the required 30 ft. rear yard setback. Nonconforming issues are lot area and lot width.

**App.#23-14: Jonell Associates Development, 73 Hillside Ave., Bl.2506, L.21 (R-15 Zone)**

This application is a revision of App.#18-14 which was approved at the July 24, 2014, Board of Adjustment meeting. Applicant is proposing to demolish the existing single family dwelling and construct a new single family house. However, the location of the proposed house on the lot is being changed from the plan that was presented in App.#18-14. As a result, relief is needed from Section 6.1.1B "Schedule of General Regulations" because the front yard setback will be less than the 50 ft. required and the lot coverage and building coverage limits will be exceeded. The proposed deck will now adhere to the setback requirements. Nonconforming issues are lot area and lot width.

**App.#20-14: Berkeley Square, LLC, 260-264 Springfield Avenue, Block 801, Lots 23 & 24**  
Appeal, Interpretation and variance concerning occupancy by Mara's Café & Bakery within Unit 1 of Retail Building within Berkeley Square. (HB-2 Zone)

**Adoption of Minutes:**

June 26, 2014 Regular Meeting  
July 24, 2014 Special Meeting

**Adjournment:**

Connie Valenti, Secretary